

Chicopee Planning Board
Voting Record and Minutes
Special Meeting – continued from July 7, 2016

The Planning Board of the City of Chicopee public hearing for Thursday, July 14, 2016
7 PM City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

Meeting was brought to order at 7:10 PM.

Planning Board attendance:

Member	Present	Absent	Excused
Cynthia Labrie, Chair	X		
Elin A. Gaynor, Vice		X	
Ronald Czelusniak, Clerk	X		
Gregory A. Hamelin		X	
Tom Reniewicz	X		
Michael Sarnelli	X		

Planning Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director	X		
James Dawson, Development Manager			X

ITEM 1:

Zone Change from Residential A to Industrial for 3,270 SF of land located on **East Main St.** Assessor Map 135, Parcel 1, for the purpose of reducing zoning inconsistencies in the City. Applicant: Thomas D. Murphy, Esq., 272 Exchange St., Chicopee, MA 01013

Notes: The Applicant explained their request for the zone change. Planning Staff summarized the goal of the Planning Department on reducing zoning inconsistencies when the opportunity presents itself; this was one such case where the zone change would add to a larger existing Industrial zoning district and eliminate a spot zone.

Motion to recommend approval was made by Ron Czelusniak and seconded by Tom Reniewicz. Vote was 4-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 2:

Waiver of Frontage from 275-52 frontage requirements from 100' to 75' to create a new single-family building lot on **Rolf Ave.** at the corner of Kendall St., Assessor Map 449, Parcels 30 and 31. Applicant: Student Builders, Inc., 617 Montgomery St., Chicopee, MA 01020

Notes: The Applicant, whom attended the original July 7, 2016 meeting, was not able to attend the meeting but provided his comments for the Board's review. Three Abutters were present and were in opposition to the request. The Abutters were concerned about the size of the proposed house, the water table in the area, traffic, disregard for the stop sign at the intersection of Rolf Avenue and Kendall Street and neighborhood density. Corner View Clearance (Chapter 257-33 of the City Zoning Ordinance) was discussed.

Motion to approve was made by Mike Sarnelli and seconded by Cynthia Labrie. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Ronald Czelusniak,Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 3:

Waiver of Frontage from 275-52 frontage requirements from 100' to 75' to create a new single-family building lot from **565 Lafleur Dr.** and leave existing house on a lot with 75' of frontage. Applicant: Brian Shea and Vitaliy Yusenko, 67 Hunt St., Ste. 107, Agawam, MA 01001

Notes: The Applicant and Owner were present to explain their petition. They explained the neighborhood is quiet and has very little traffic. Councilor Courchesne was in attendance, he spoke on behalf of Abutters who were against the petition. The Board discussed the petition and voted to approve with a condition that the driveway for the new lot be located to the southwest boundary of the property to alleviate any conflicts with cars exiting the new driveway and traffic moving from Warregan Street onto Lafleur Drive.

Motion to approve was made by Ron Czelusniak and seconded by Cynthia Labrie. Vote was 4-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Ronald Czelusniak,Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 4:

Alteration of Premises for a Beer and Wine Package Store to include an access door between convenience store and package store. Location: **167 Chicopee St.**; Applicant: Pride Stores LLC, 246 Cottage St. Springfield, MA 01104

Notes: Mr. Bolduc from Pride explained his petition stating that the request was to fix a "mistake" citing there is a public safety issue with only one entrance/exit from the liquor store portion of the building. It is the Board's understanding that the liquor license was only approved for this location if the two stores were separate entities. The Board voted to recommend denial by a vote of 2-2. A majority of the Board members present is necessary to recommend approval.

Motion to approve was made by Cynthia Labrie and seconded by Ron Czelusniak. Vote was 2 in favor to 2 in opposition. The recommendation was to deny the petition.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair		X		
Ronald Czelusniak,Clerk	X			
Tom Reniewicz		X		
Michael Sarnelli	X			

ITEM 5:

Alteration of Premises for a Beer and Wine Restaurant License to include a second floor dining area. Location: **159 Grove St.** Applicant: Cana Restaurant, Inc., D/b/a Cana Korean Restaurant, same address.

Notes: The Owner explained the petition stating the restaurant has been at this location for 4 years and has held a Liquor License for beer and wine for 2 years. The request is to expand the license to the upstairs dining area. No Abutters were in attendance.

Motion to recommend approval was made by Tom Reniewicz and seconded by Mike Sarnelli. Vote was 4-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Ronald Czelusniak,Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 6:

ANR – Ruskin St.

Motion to approve was made by Ron Czelusniak and seconded by Mike Sarnelli. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Ronald Czelusniak,Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 7:

ANR- Barre Circle

Motion to approve was made by Tom Reniewicz and seconded by Cynthia Labrie. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Ronald Czelusniak,Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 8:

ANR – Meadow St. - Family Dollar

Motion to approve was made by Ron Czelusniak and seconded by Cynthia. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Ronald Czelusniak,Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 9:

Minutes from June 2, 2016

Notes: The Board noted that the discussion to add an agenda item to take up any new business was not noted in the minutes. Planning Staff stated the amendment would be made prior to the filing of the minutes.

Motion to approve with amendments was made by Tom Reniewicz and seconded by Mike Sarnelli. Vote was 4-0 to approve with amendments.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Ronald Czelusniak,Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 10:
New Business/Discussion

Notes: Planning Staff advised the Board of two upcoming projects including McKinstry Estates and Family Dollar. The future E-Permitting process was also briefly discussed.

ITEM 11:
Adjournment

Motion to adjourn was made by Cynthia Labrie and seconded by Mike Sarnelli. Vote was 4-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Ronald Czelusniak,Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

Meeting adjourned at 8:43 PM.